

**CITY OF HIALEAH
PLANNING AND ZONING BOARD SPECIAL MEETING
2018 LAND USE AMENDMENTS TO THE COMPREHENSIVE PLAN
August 8th, 2018
Summary Agenda - Minutes**

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD.

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.

Present: Mr. D. Perez, Mr. Rodriguez, Mr. Cabrera, Mr. O. Perez, Mr. Suarez, Mr. Casanova

Absent: Mr. Sanchez

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, AUGUST 28TH, 2018:

COMPREHENSIVE PLAN MAP AMENDMENTS

2. Small Scale Amendment from Residential Office to Commercial. Property located at 610 East 49th Street, Hialeah, zoned RO (Residential Office).

Applicant: Ceasar Mestre, Esq. on behalf of Star Prop XII, LLC

Planner's recommendation: Approval

Motion to Approve: Mr. Cabrera; Second: Mr. Casanova

Motion Approved: 6-0-1

Item Approved

3. Small Scale Amendment from Low Density Residential to Commercial. The southernmost 64.73 feet of property located at 22 West 42nd Street, Hialeah, zoned RO (Residential Office).

Applicant: Ceasar Mestre, Esq. on behalf of Roberto Correa

Planner's recommendation: Approval

HIALEAH PLANNING AND ZONING BOARD MEETING-AUGUST 8TH, 2018

Motion to Approve: Mr. O. Perez; Second: Mr. Casanova and Mr. Suarez

Motion Approved: 6-0-1

Item Approved

4. **Small Scale Amendment** from Medium Density Residential to High Density Residential. Properties located at 1130 West 26th Street, 1140 West 26th Street, 1170 West 26th Street, 2505 West 12th Avenue and 2595 West 12th Avenue, Hialeah, zoned R-3 (Multiple-Family District).

Applicant: Alejandro Vilarello, P.A. on behalf of Oceanmar Park Apartments II, LLC

Planner's recommendation: Approval

***REPORT: Elias Tobchi 14125 NW 80 Avenue Suite 204 Miami Lakes in favor**

Motion to Approve: Mr. Suarez; Second: Mr. Casanova

Motion Approved: 6-0-1

Item Approved

5. **Small Scale Amendment** from Low Density Residential to Commercial. Property located at 2901 West 16th Avenue, Hialeah, zoned M-1 (Industrial District).

Applicant: Javier Vazquez, Esq. on behalf of Hialeah Pura Vida Commercial LLC and Hialeah Pura Vida Apartments LLC

Planner's recommendation: Approval

Motion to Approve: Mr. Suarez; Second: Mr. Casanova and Mr. O. Perez

Motion Approved: 6-0-1

Item Approved

6. **Small Scale Amendment** from Transit Oriented Development (TOD) to Industrial. Property located at 725 SE 9th Court, Hialeah, zoned M-1 (Industrial District).

Applicant: Melissa Tapanes Llahues, Esq. on behalf of Columbia Florida 9th Industrial, LLC

Planner's recommendation: Withdraw to be re-advertised

ITEM WAS REMOVED FROM THE AGENDA

7. **Small Scale Amendment** from Low Density Residential and Commercial to Major Institutions. Properties located at 374 East 12th Street, 398 East 12th Street and 400 East 12th Street, Hialeah, zoned R-2 (One- and Two- Family Residential District) and B-1 (Highly Restricted Retail District).

Applicant: Maria A. Gralia, Esq. on behalf of Rincon de San Lazaro, Inc.

Planner's recommendation: Approval

***REPORT: Mayra Rodriguez & Gabriel Rodriguez 361 East 12 Street, Hialeah in opposition**

Motion to Approve: Mr. Cabrera; Second: Mr. Casanova

Motion Approved: 6-0-1

Item Approved

8. **Small Scale Amendment** from Industrial to Transit Oriented Development (TOD). Property located at 4800 NW 37th Avenue, Hialeah, zoned M-1 (Industrial District).

Applicant: Jorge L. Navarro, Esq. on behalf of 4700 NW 37th Investments, LLC

Planner's recommendation: Approval

Motion to Approve: Mr. Cabrera and Mr. Suarez; Second: Mr. Casanova

HIALEAH PLANNING AND ZONING BOARD MEETING-AUGUST 8TH, 2018

Motion Approved: 6-0-1

Item Approved

- 9. Small Scale Amendment** from Commercial to Transit Oriented Development (TOD). Property located at 1033 East 25th Street, Hialeah, zoned C-2 (Liberal Retail Commercial District).

Applicant: Jorge L. Navarro, Esq. on behalf of 1025 Miami Hialeah, LLC

Planner's recommendation: Approval

Motion to Approve: Mr. O. Perez; Second: Mr. Cabrera

Motion Approved: 6-0-1

Item Approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 10. TENTATIVE PLAT OF AXIS PARK**

Motion to Approve: Mr. Suarez and Mr. Cabrera; Second: Mr. Casanova

Motion Approved: 6-0-1

Item Approved

- 11. Old Business. None**

- 12. New Business. Planning and Zoning Director, Debora Storch welcomed Luis Rodriguez to the Planning and Zoning Board. Board member Frank Cabrera announced that it was his last meeting.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.